

Sec 20-1804 Requirements for Permitted Special Uses.

(A) Accessory Structures

- (1) Accessory Structures in Front Yards. Accessory structures may be permitted in the front yard of a lot located in RSA and RU-1, subject to the following conditions:
 - (i) The lot the accessory structure is to be located on is at least 400 feet deep or contiguous to a river or lake.
 - (ii) The accessory structure shall conform to all minimum front and side yard set backs required for principal structures in the district where the lot is located.
 - (iii) The accessory structure shall be screened from view of the roadway and adjacent lots, or be designed to be compatible with surrounding residential structures in size, height, style of exterior finish, and landscaping.

- (2) ~~Accessory Structure on a Lot without a Principal Structure. A structure which would otherwise be an accessory structure may be located on a lot without a principal structure, subject to the following conditions:~~
No accessory building or structure shall be constructed prior to the construction of the primary residence on the same lot or parcel, except in accordance with one of the following:
 - ~~(i) The accessory structure is located on the lot such that its placement will not interfere with the future placement of a principal structure in accordance with the requirements of this Ordinance, and further, that placement of the accessory structure meets all location and set back requirements of this Ordinance for accessory structures.~~
 - (i) *For principal permitted uses that do not require structures, an accessory building or structure and issuance of the required building permits.*
 - ~~(ii) The proposed location, size and type of the accessory structure and its intended use are reasonably related to the use and enjoyment of the property.~~
 - (ii) *For single-family residences, a permanent accessory building or structure may be erected in order to secure tools and materials for the residence under construction after issuance of a building permit*

for the residence by the appropriate building authority, construction of the accessory structure and residence shall be completed within one year of issuance of the building permit for the residence.
(Amended by Adoption July 9, 2020, Sec. 1804 (A) (2) (i) and (ii))

- (iii) The placement of the accessory structure and its intended use will not adversely affect the value, use and enjoyment of other property.
- (iv) The accessory structure shall not be used for human habitation.

(Amended by adoption April 21, 2011, Section 20-1804(A)
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